

Beautiful Office Building

3901 Pintail, Springfield, IL



Sale Price: \$425,000

Lease Price: Suite A - \$2,400/mo

Suite B - \$2,800/mo

Gross + Utilities

Total Building: +/- 4,300 SF

Property Year Built: 2012

Zoning: B-1

Parking: +/- 20 Spaces

Do not miss the chance to own or lease this beautiful property on Springfield's southwest side! This +/- 4300 sf, two-unit office building, with +/- 20 on-site parking spaces is move-in ready with two available units. Suite A contains private offices, small conference area, a kitchenette, bathroom, as well as small garage/storage space with an overhead door. Suite B is in class A condition and is customized with modern finishes, 5 offices, a conference room, kitchenette space, reception area, and two ADA bathrooms. This property sits in a quiet setting off of Mathers Road in a small office park. Enjoy convenient access to many restaurants, retail, and other businesses in SW Springfield, as well as being near the I-72/IL Rte. 4 interchange and Chatham, IL. This property is a gem! Be sure to check it out.

The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by **Todd P Smith Real Estate, Inc.** It is subject to verification by any interested parties and no liability for errors or omissions is assumed. **NOTICE OF AGENCY:** **Todd P Smith Real Estate, Inc.** is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

Beautiful Office Building For Sale

3901 Pintail, Springfield IL

Suite A

\$2,400/mo Gross + Utilities

+/- 2,150 SF



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Beautiful Office Building For Sale

3901 Pintail, Springfield IL

Suite B

\$2,800/mo Gross + Utilities

+/- 2,150 SF



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